

Applicant requests a Special Exception under Section 2.16.050 B (Two or More Non-Conforming) in an M-1 (Manufacturing) zone.

This would permit the construction of a new structure to be located to within 0 feet of the front, rear, and side street property lines.

The required side street setback is 10 feet, the required front yard setback is 15 feet, and the required rear yard setback is 10 feet in the M-1 zone district.

BACKGROUND

The applicant is requesting to construct a new warehouse storage facility at the corner of Durazno Avenue and Grama Street. The subject property has been registered legally nonconforming, built to the front and side street property lines. There are properties directly across the street at 3431 Durazno and 3500 Durazno that are built to the front and side street property lines. The adjacent property at 3509 Durazno has been built to the rear property line, as have properties in the same block at 301 N. Copia and in the block across the street at 3530 Durazno and 221 N. Copia.

The applicant is proposing to demolish the buildings on the subject property. The proposed construction includes 16 parking stalls (1 ADA/TAS compliant) with access from Grama Street.

CALCULATIONS

Required front yard setback = 15'

Requested front yard setback = 0'

Required side street yard setback = 10 feet

Requested side street yard setback = 0'

Required rear yard setback = 10 feet

Requested rear yard setback = 0'

STAFF RECOMMENDATION

Staff recommendation is for approval as it meets the requirements of the Special Exception B.

The Zoning Board of Adjustment is empowered under Section 2.16.050 B to:

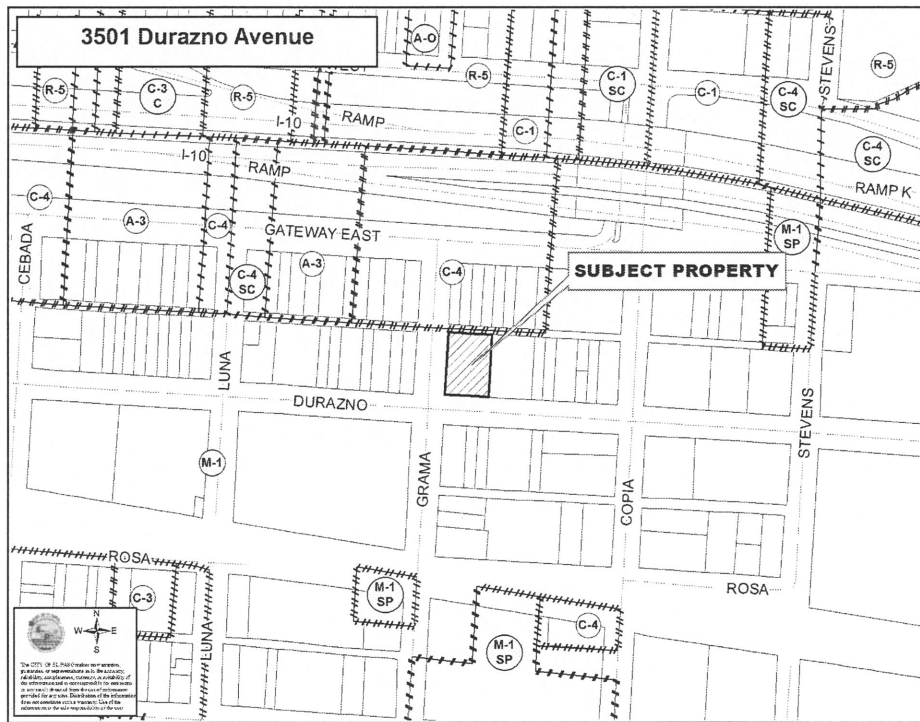
"Permit the modification of setback requirements as the board deems necessary to secure an appropriate development of a lot; provided, however, that:

1. The lot is in a legally recorded and developed subdivision of at least ten years; and,
2. There are two or more lots that do not conform to Title 20 located within the same block on the same side of the street or within the block directly across and abutting the street; and,
3. The modifications are in the same nature as the existing nonconforming lots and do not permit construction less conforming than the least conforming of the nonconforming lots, and,
4. If the subject lot is located at the intersection of two streets (a corner lot), then nonconforming lots within the same block on the same side of either intersecting street or directly across and abutting either intersecting street, but not lots located diagonally from the subject lot, may be used in determining the nonconforming lot restrictions of this special exception."

TWO OR MORE NONCONFORMING PROPERTIES



ZONING MAP



NOTIFICATION MAP

